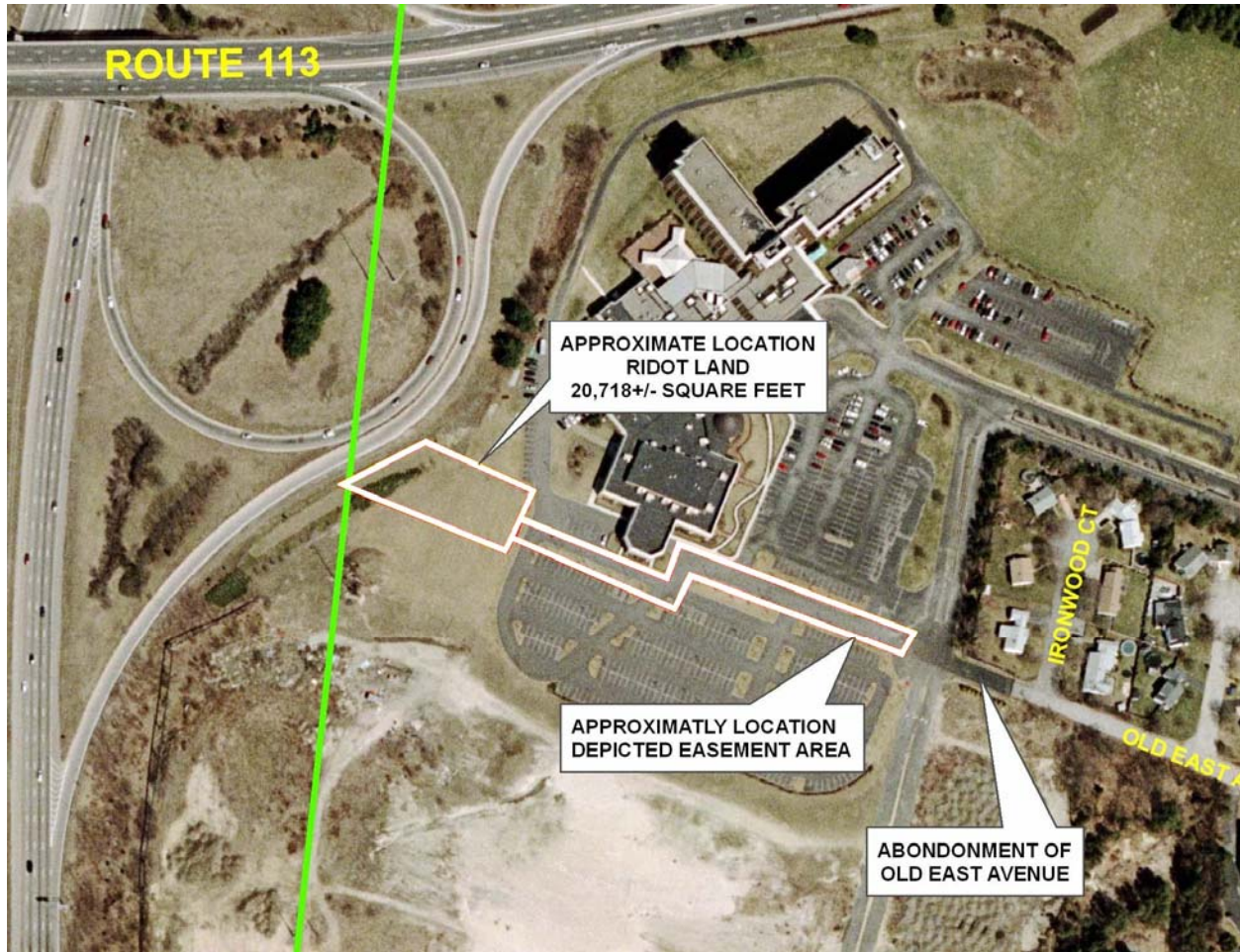


INVITATION TO BID No. SPLP 120

**Sale of 20,718± Square Feet of
Excess Land
Old East Avenue
Warwick, Rhode Island**



The State of Rhode Island, acting through the Department of Administration's Division of Purchasing, invites bids from the general public for the sale of real property deemed excess by the Department of Transportation. The property comprises approximately 20,718 square feet of land and improvements at Old East Avenue, Warwick, Rhode Island. A more detailed property description and Instructions to Bidders are contained in the attached prospectus.

Thank you for your interest in this parcel.

Jerome Williams, Director
Department of Transportation

Part 1

Description of Parcel Characteristics and Special Conditions

Overview

The State of Rhode Island, acting through the Department of Administration's Division of Purchasing, offers for sale approximately 20,718 square feet of excess land at Old East Avenue, Warwick, Rhode Island. The subject property comprises a portion of Condemnation Plat 1489, Parcel 1. Maps of the property to be conveyed and its environs are attached as Exhibit A.

- **Size, Shape and Site**

The subject property consists of a contiguous parcel of land located on the west side of Greenwich Avenue (Route 5) and south of Route 113. The subject property is situated in an area that supports both General Business and A-7 zoning.

The property is generally rectangular in shape and contains approximately 20,718 square feet of land area. It is accessed via an easement over Old East Avenue. There is no direct access to Interstate Route 95. The property is generally, level, cleared and at street grade. The west portion of the property is encumbered by existing sewer and utility easements. Surface drainage is adequate.

- **Zoning**

Prior to its taking by the State, the property was utilized as a portion of a gravel pit. The State-owned parcel is not currently zoned. According to the zoning maps of the City of Warwick, neighboring designations are Residential A-7 and General Business, GB. Please consult directly with City officials on any allowable use or zoning questions.

- **Utilities**

All utilities and town services are available in sufficient quantity. Private sanitation service provides garbage collection.

- **Location and Neighborhood**

The subject property is located on the westerly side of Greenwich Avenue, off Old East Avenue. The parcel is situated between the Crowne Plaza Hotel complex and newer residential condominiums.

The neighborhood is densely developed with a mix of residential, recreational, commercial, office, retail/service, luxury hotel and institutional uses. Exposure to Route 95 north is good, however, physical, access from Old East Avenue is circuitous and substandard. All city services and utilities, including water, sewer, electricity, natural gas, telephone, police, fire protection, and garbage collection are available and in use throughout the neighborhood.

Special Conditions

1. The subject property will be sold “as is” by quit claim deed. No warranty deed will be offered by the State. Any /all sales of excess property are subject to the final approval of the State Properties Committee. The selected Bidder will be responsible for the cost and preparation of a conveyance plat map in accordance with RIDOT Standards and a metes and bounds description describing the subject property.
2. The State will pay no broker’s fee, finder’s fee, commission, or other compensation to any party claiming to counsel or represent any Bidder regarding the sale of the subject property or consummation of the lease hereinafter described.
3. No representations will or have been made by the State that the subject property meets local, State or Federal ordinances, regulations or laws governing development of property commercially, industrially, or otherwise.
4. All accepted bids are subject to the pre-emptive rights to the subject parcel’s (re)purchase by its owner(s) at the time of condemnation and the City of Providence pursuant to Title 37, Chapter 7, Sections 3 and 5 of the General Laws of Rhode Island, 1956, as amended.
5. Any use of the subject property will be in compliance with “Appendix C,” Title VI of the Federal Civil Right Act of 1964, as amended, i.e., without discrimination as to race, color, or national origin.
6. No billboard, sign, or other outdoor advertising devices shall be erected upon the subject property other than those indicting ownership or on-premise advertising and shall be subject to reasonable restrictions with respect to number, size, location, and design by regulation of the RIDOT and/or the Federal Highway Administration and subject to local zoning ordinances.
7. Any public utilities or municipalities having facilities under, over, or through the subject property as of the date of its conveyance to the selected Bidder shall have the right and easement to continue to maintain, operate, and renew their facilities within the subject property.

Part II
Instructions to Bidders

- **General**

Sealed bids will be accepted no later than 10:00 A.M. on September 6, 2007.

All bids must be delivered in a sealed envelope and addressed as follows:

Rhode Island Department of Administration
Division of Purchases
One Capitol Hill
Providence RI, 02903

Invitation to Bid SPLP Number 120
Old East Avenue, Warwick

- **Inspection**

The property will be available for inspection from 9:00 A.M. to 11:00 A.M. on August 16, 2007.

- **Minimum Bid**

A minimum bid of One Hundred Eighty-five Thousand Dollars (\$185,000) has been established. In the event that no bids in excess of the minimum are received, the Department reserves the right to entertain lower bids. However, the Department is not obligated in any way to accept bids lower than the aforementioned minimum.

- **Bid Surety and Closing**

The highest bid must be accompanied by the enclosed Offer to Purchase form and Affidavit of Non-Collusion (enclosed), duly executed, and a cashier's or certified check in the amount of Eighteen Thousand Five Hundred Dollars (\$18,500) made payable to "General Treasurer – State of Rhode Island" as a good faith deposit to be credited towards the final purchase price. This check will be forfeited if the winning Bidder fails to execute a Purchase and Sales Agreement with the Department of Transportation within thirty (30) days from the date the winning Bidder is notified in writing that their bid was accepted by the State Properties Committee. Should either the former owner or the City of Providence exercise their statutory pre-emptive right to purchase the property, the Bidder's deposit check will be promptly returned.

- **Questions and Information**

Any questions or requests for additional information must be submitted in writing by August 24, 2007 and addressed to:

Daniel Clarke
RIDOT – Real Estate Section
Two Capitol Hill
Providence, RI 02903
Fax: 401-222-1212

Responses will be disseminated to all interested parties by August 30, 2007.

OFFER OF PURCHASE

On this date and in accordance with the terms and conditions set forth in the Invitation to Bid Number SPLP 120, the offer to purchase 20,718± square feet of land deemed excess to the Rhode Island Department of Transportation, located at Old East Avenue in the City of Warwick, Rhode Island, is as follows:

Amount: _____ Dollars
(\$ _____).

Also, as required by the terms of the offering bid surety in the amount of Eighteen Thousand Five Hundred Dollars (\$18,500) in the form of a cashier's or certified check made payable to "State of Rhode Island – General Treasurer" is enclosed.

This offer is made and surety submitted on behalf of:

Name of Individual, Business, or Corporation: _____

Address: _____

City/Town, State: _____

By a duly authorized agent:

Name (print or type): _____

Signature: _____ Date: ____/____/2007

Witnessed:

Name (print or type): _____

Signature: _____ Date: ____/____/2007

AFFIDAVIT OF NON-COLLUSION

**SPLP 120
Sale of 20,718± Square Feet of
Excess Land
Old East Avenue
Warwick, Rhode Island**

I, _____ of _____
(Name) *(City/Town, State)*

being of lawful age, duly sworn, state that I am an Agent authorized by the Bidder to submit the attached Offer to Purchase on the Bidder's behalf. That the bid filed herewith is not made in the interest of or on the behalf of any undisclosed person, partnership, company, association, organization or corporation. That such bid is genuine and not collusive or a sham; that said Bidder has not, directly or indirectly induced or solicited any other Bidder to put in false or sham bid, and has not, directly or indirectly, colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or that anyone else shall refrain from bidding. That said Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with any to fix the bid price of said Invitation or to fix any cost element of such bid price of said Bidder or any other Bidder, or to secure any advantage against anyone interested in the bid. That there has been no discussion between the Bidder and any official of the Rhode Island Department of Transportation or any employees of the Rhode Island Department of Transportation concerning exchange of money or other things of value for special consideration in submitting a sealed bid. That all statements contained in such bid are true; that Bidder has not, directly or indirectly, submitted his bid price or any breakdown thereof of the contents thereof, or divulged information or data relative thereto to other parties.

Bidder: _____

Signed and sworn before me this _____ day
of _____, 20__.

By: _____

Notary Public
My Commission expires _____

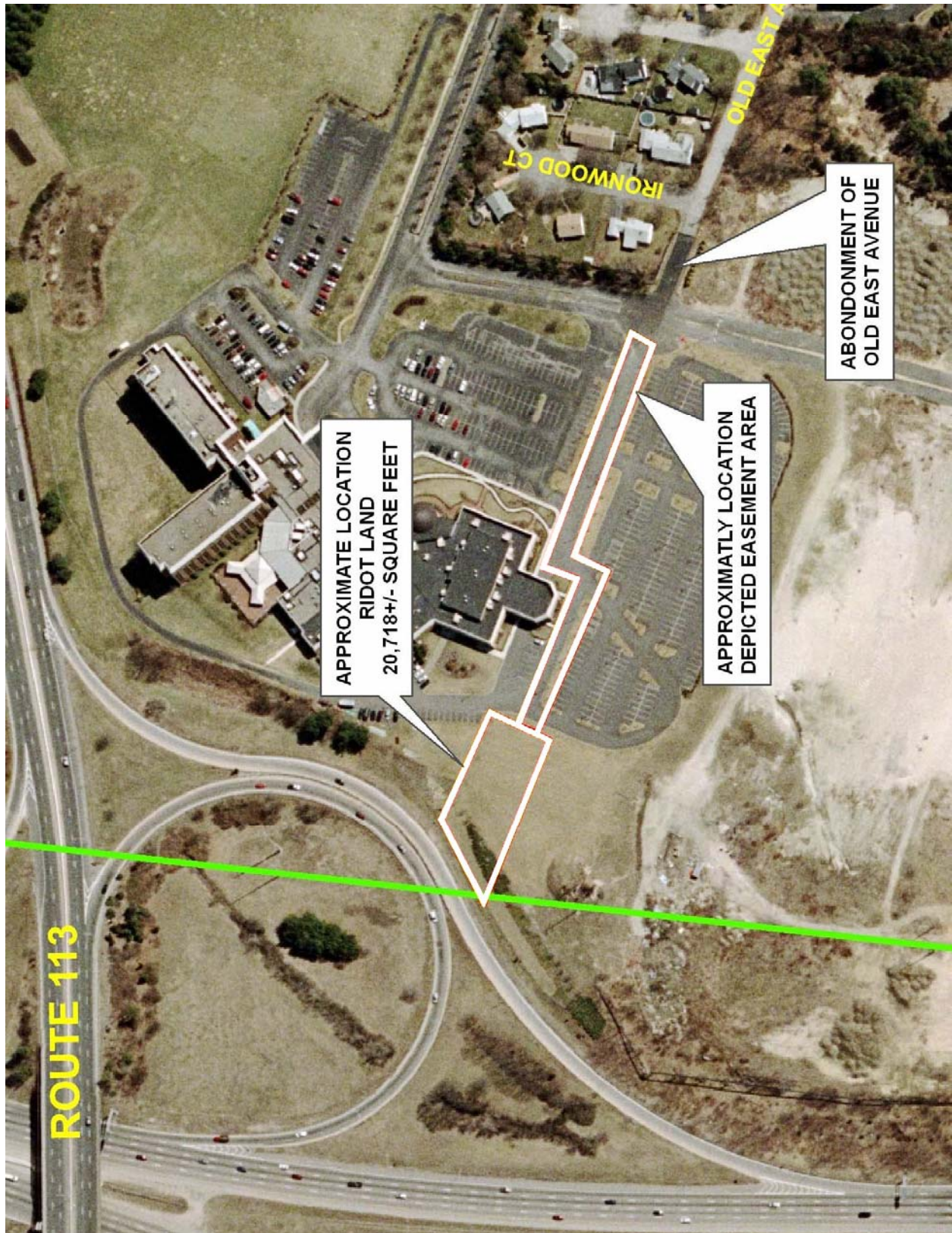
Name: _____
(typed or printed)

Title: _____

Date: _____

Affix seal

OLD EAST AVENUE, WARWICK, RHODE ISLAND



INVITATION TO BID
BID # SPLP 120
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

The Rhode Island Department of Transportation (RIDOT), acting through the Department of Administration, invites sealed bids for the sale of surplus real estate. The property comprises approximately 20,718 square feet of land and is located at Old East Avenue, Warwick, Rhode Island.

Bid packages can be downloaded from www.statepropertiescommittee.ri.gov/ads.htm or can be obtained by contacting Mr. Daniel Clarke of the Rhode Island Department of Transportation at (401) 222-2411, Extension 4510.

The property will be available for inspection between 9:00 A.M. and 11:00 A.M. on August 16, 2007.

Bids must be received at the following address not later than 10:00 A.M., September 6, 2007, at which time they will be publicly opened.

Rhode Island Department of Administration
Division of Purchases
One Capitol Hill (Second Floor)
Providence, Rhode Island 02908

The State of Rhode Island, at its sole discretion, reserves the right to reject any and all bids.

Jerome F. Williams
Director
Department of Transportation